

**MINUTES**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Regular Meeting – April 7, 2006**  
**DPLU Hearing Room, 9:00 a.m.**

The meeting convened at 9:06 a.m. and adjourned at 10:03 a.m.

**A. ROLL CALL**

**Commissioners Present:** Beck, Brooks, Day, Miller, Riess, Woods

**Commissioners Absent:** Kreitzer

**Advisors Present:** Areigat, Beech, Brazell, Kotitsa, Sinsay  
(DPW); Taylor (OCC)

**Staff Present:** Pryor, Cibit, Farace, Maxson, McCaffery,  
Russell, Stevenson, Turner, Jones  
(recording secretary)

**B. Statement of Planning Commission's Proceedings**

**C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

There were none.

**D. Formation of Consent Calendar:** Items 2, 4 and 5

**TM 5465, Agenda Item 1:**

**1. Scott Erreca, Tentative Map 5465, Lakeside Community Planning Area  
(continued from March 24, 2006)**

**Appeal of the Department of Planning and Land Use's requirement for specific environmental studies requested in the County's January 26, 2006 Scoping Letter. The project would subdivide a 22.71-acre lot into six lots. The project site is located within the Lakeside Community Plan area and access would be from Slaughterhouse Canyon Road. The subject property is zoned M58 – High Impact Industrial, with a minimum lot size of 10,000 feet<sup>2</sup>. Under the County General Plan, the property is within the RDA and the (16) General Impact Industrial regional category designation. The applicant presently proposes extending public sewer and water mains from the Lakeside Water and Sewer Districts a distance of approximately 3,300 feet. The project site is located at 12570 Slaughterhouse Canyon Road.**

**Staff Presentation: Stevenson**

**Proponents: 4; Opponents: 0**

**Discussion:**

Based on Staff's review of the available information, it was determined that the applicant's proposal to create five additional parcels for industrial development may result in potentially significant impacts to traffic and/or water quality. It has yet to be determined what the future uses of the property will be; however, a Traffic Study and a Drainage/Flooding Study are needed to address potentially significant onsite and offsite impacts.

Staff cannot complete the Initial Study process and determine whether the appropriate environmental document for this project should be a Negative Declaration or an Environmental Impact Report (EIR) because the applicant has not submitted the Studies, and in order to satisfy California Environmental Quality Act (CEQA) requirements, the Studies must be provided.

The applicant and neighboring property owners insist that the Studies requested by Staff are premature, in that it has not been determined how the property will be developed. The applicant informs the Commission that there is an existing trucking business operating on the property, though there are no plans to

**TM 5465, Agenda Item 1:**

change the business or increase truck traffic, and reminds the Commissioners that any proposed development must undergo Specific Plan review. The applicant also reminds the Commission that there is no sewer or water service available for the site at this time, and these services must be obtained prior to any kind of development.

Following public testimony, those in attendance today are reminded that the Planning Commissioners are considering the applicant's appeal, not the Tentative Map. Appropriate mitigation measures will be determined when the Tentative Map is presented for consideration. Commissioner Riess informs the applicant that CEQA requires environmental impacts to be addressed as early in the planning process as possible, and so the Commissioners must support Staff's recommendations. Commissioner Riess also questions how the trucking business is operating without having provided a traffic analysis.

**Action:** Woods – Riess

1. Affirm the Director of Planning and Land Use's recommendations that the application for the subject project is incomplete because inadequate technical information is available; and
2. Affirm the Director of Planning and Land Use's (DPLU) recommendation that a Traffic Study and Drainage/Flooding Study be conducted, and the results of those studies submitted to DPLU for review.

Ayes:	5 -	Beck, Brooks, Miller, Riess, Woods
Noes:	1 -	Day
Abstain:	0 -	None
Absent:	1 -	Kreitzer

**TM 5422RPL<sup>1</sup>, Agenda Item 2:**

**2. Westone Management Condominium Conversion, Tentative Map (TM) 5422RPL<sup>1</sup>, Pepper Drive-Bostonia Community Planning Area**

**Request for a Tentative Map to allow conversion of a one-lot 30-unit apartment complex into a condominium complex. The property measures 1.25 acres in size and is in the (1.1) Current Urban Development Area (CUDA) Regional Category and the (10) Residential (24 dwelling units per acre) Land Use Designation. The project site is zoned (RU24) Urban Residential, and is located at 1059 Bradley Avenue in El Cajon.**

**Staff Presentation:** McCaffery

**Proponents:** 1; **Opponents:** 0

This Item is approved on consent.

**Action:** Riess – Beck

Adopt the Resolution approving TM5422RPL<sup>1</sup>, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law.

<b>Ayes:</b>	<b>6 -</b>	<b>Beck, Brooks, Day, Miller, Riess, Woods</b>
<b>Noes:</b>	<b>0 -</b>	<b>None</b>
<b>Abstain:</b>	<b>0 -</b>	<b>None</b>
<b>Absent:</b>	<b>1 -</b>	<b>Kreitzer</b>

**TM 5347 & S03-082, Agenda Item No. 3:**

**3. Nickel Creek Condominiums, Tentative Map 5347, Site Plan S03-082, Ramona Community Plan Area**

**Request for a Tentative Map and Site Plan to allow construction of a one-lot, 45-unit condominium complex on a 10.10-acre parcel located at the north end of 14<sup>th</sup> Avenue in Ramona. The property is within the (1.1) Current Urban Development Area (CUDA) Regional Category and the (11) Commercial/Office-Professional Land Use Designation of the General Plan, and is zoned (C31) Residential-Office-Professional Regulations (24 dwelling units per acre).**

**Staff Presentation:** Stevenson

**Proponents:** 1; **Opponents:** 0

This Item is approved on consent following clarification from Staff that the measures undertaken to ensure that there are no drainage problems associated with this project will also improve existing conditions.

**Action:** Woods – Miller

Adopt the Resolution approving TM 5347, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law.

Grant the Form of Decision approving Site Plan S03-082, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

Ayes:	6 -	Beck, Brooks, Day, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Kreitzer

**P04-010, Agenda Item No. 4:**

**4. The Angel House, Major Use Permit P04-010, Spring Valley Community Plan Area**

Proposed Major Use Permit for a group-care facility in an existing single-family residence. The residence will be renovated from the existing 1,604 square feet to approximately 3,353 square feet. The expanded facility will house up to 12 residents. Four parking spaces have been provided, as well as a loading area to allow for ADA access compliance. An existing 20-foot utility easement exists along the southern property boundary and will remain unimpeded with the proposed project. The General Plan Designation is (8) Residential, with a density of 14.5 dwelling units per acre and the zoning is RV15, with a minimum lot size of 6,000 square feet. Under Section 2185b of the Zoning Ordinance, a group-care facility in excess of six residents requires a Major Use Permit. The project site is located at 963 Gillespie Drive.

**Staff Presentation:** Maxson

**Proponents:** 1; **Opponents:** 0

This Item is approved on consent.

Grant Major Use Permit P04-010, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

Ayes:	6 -	Beck, Brooks, Day, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Kreitzer

**P03-113, Agenda Item No. 5:**

**5. Cingular Telecommunications, Major Use Permit P03-113, Bonsall Community Plan Area**

**Request for a Major Use Permit to authorize the location of a wireless telecommunications facility for Cingular Wireless on property located at 31510 Aquaduct Road. The applicant proposes to construct a 40-foot faux elm tree for a wireless telecommunications on the subject property. Supporting equipment will be housed in a new 160 square-foot equipment shelter located on a new concrete pad on the northeast side of the faux elm. There is an existing single-family residence on the property, and an existing private road, Aquaduct Road, will provide access to the site.**

**Staff Presentation:** Stevenson

**Proponents:** 1; **Opponents:** 1

**Discussion:**

The project opponent is somewhat satisfied with the applicant's proposal and willingness to allow co-location on the site. She would prefer that these structures should be located elsewhere, and remains concerned about the potential impacts of a Nextel Major Use Permit for a telecommunications facility that is not being considered by the Planning Commission today.

Commissioner Miller informs his fellow Commissioners that he is very familiar with this site. He believes this site is quite suitable for the project, and that the proposal will provide coverage for a very wide area.

**Action:** Miller – Riess

Grant Major Use Permit P03-113, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

<b>Ayes:</b>	<b>6 -</b>	<b>Beck, Brooks, Day, Miller, Riess, Woods</b>
<b>Noes:</b>	<b>0 -</b>	<b>None</b>
<b>Abstain:</b>	<b>0 -</b>	<b>None</b>
<b>Absent:</b>	<b>1 -</b>	<b>Kreitzer</b>

**TM 5465, Agenda Item 1:**

**E. Director's Report**

There was none.

**F. Report on actions of Planning Commission's Subcommittees:**

There were none.

**G. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):**

No one was designated to attend the April 26, 2006 Board of Supervisors meeting.

**H. Discussion of correspondence received by the Planning Commission:**

There was none.

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**Department Report**

**I. Scheduled Meetings:**

April 21, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 5, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 19, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 2, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 16 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 30, 2006	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
July 14, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 28, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 11, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room



**TM 5465, Agenda Item 1:**

August 25, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 8, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 22, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 6, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 20, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 3, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 17, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 1, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 15, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 10:03 a.m. to 9:00 a.m. on April 21, 2006 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.